

Memorandum

February 15, 1996

To: Jack Ainsworth, CCC

From: Brenda Buxton, SCC *AD*

Re: Chiate/Wildman easement exchange

To follow up on another issue regarding this exchange... I wanted to clarify that the Conservancy plans to use the "Black Tor" funds to construct the Paradise Cove alternative easement. We also would like to use any funds left over from construction for the operation and maintenance of all the Conservancy-held Escondido Beach easements, including this alternative. As with the other Escondido Beach accessways, the Mountains Recreation and Conservation Authority will construct, operate, and maintain the alternative easement, with funds granted by the Conservancy. I will let you know once I have cost estimates for construction and maintenance.

My understanding is that you do not need to go to the Commission for authorization to redirect the Black Tor funds. We just need the approval of the Commission's Executive Director.

However, if that's not the case, I wanted to let you know what the Conservancy is planning to do so you would have time to go to the Commission for authorization.

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February 14, 1996

Mr. Jonathan Horne
309 Santa Monica Blvd., Suite 306
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Dear Jonathan:

I am writing to inform you that the Coastal Conservancy staff is prepared to recommend for the Conservancy's consideration and possible approval at its March 21, 1996 meeting the Paradise Cove alternative to the Chiate/Wildman easement to our Board.

However, before we go to the Conservancy, we will hold a public meeting in Malibu (early March) for public comment on this alternative. You and Susan McCabe should be prepared to participate in this meeting. We have also asked that staff from the Coastal Commission, MRCA, and the City of Malibu be present for this meeting. If significant public objection or new information is presented at this local meeting, we will remove this item from the Conservancy's March agenda and reschedule it when appropriate.

Our agreement to proceed for Conservancy approval is subject to several conditions:

1. The alternative easement and extinguishment of the Chiate/Wildman easement must be approved by the Coastal Commission. If you do not have Commission approval before we present this item to the Conservancy, any approval will be conditioned on Commission approval.
2. The alternative easement must include more lateral beach access than the ten-feet provided by the proposed vertical easement. One suggestion would be the area from the creek to the rock outcropping. These two points are desirable boundaries because they are visible to all who visit the beach.
3. We would like to finalize the exact location of the ten-foot vertical and the parking area after we have had the opportunity to walk the site with a trail builder and a landscape architect. At this time, we do not expect any significant deviations from the alignment you have proposed.